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vol. IV, no. 3
march 1997
 Surf Pines Association Newsletter
 for all members



the Surf Pines Breeze

President's Letter

Twenty-six residents responded to the magnetic card bulletin. Responses reflect a wide diversity of opinion on the gates, as in:

"What a security system, it is a Laugh."

"Any efforts by the committee to increase security will have our full support."

"We never wanted the security."

"I for **EVERY** opposed to this new concept! I feel it will serve as a greater inconvenience than the gates already provide!!"

"Unless we are willing to pay for a system that provides Real Security, let's just live with what we have."

"The only 'True' security system that works requires guards around the clock."

Two respondents indicate gates were originally billed as limited access, not full-blown deterrents.

Political operatives, adept at putting a "spin" on everything, would infer from the lack of response that the majority of people

at Surf Pines support the proposed change. We don't; see *Gates and Security*, p. 2.

Responders expressed several concerns:

- Handling non-residents in a **convenient** manner
- Tailgating
- Entry across the dunes
- People/bicycles can bypass the gates
- Cost
- Cards per family
- Considerable inconvenience for questionable improvement
- Desire to retain transmitters
- Concern about a magnetic card being misplaced or lost
- Reluctance to opening car window (rain/security)
- Concern about not being able to vote on the issue

As to soliciting a vote on this issue, let me offer my view on the relative roles of the board and the members of the community at large. The board has been elected (except for me and Steve Clark who were appointed to fill vacancies) to perform duties as specified in the SPA articles of incorporation/bylaws. If every action con-

see Prez, page 5

Legal Notes

Pinehurst Estates Appeal

Last month the Land Use Board of Appeal announced its decision in the appeal brought by some Surf Pines residents against the county's permit to allow a building line in the Pinehurst Estates development to be 65 feet farther west than the line of houses at the south end of Surf Pines. LUBA remanded the matter to the Board of County Commissioners for reconsideration because they had committed a procedural error in not allowing some evidence from land use ordinances to be heard. The developer has appealed the LUBA decision to the state Court of Appeals. No date has yet been set for the hearing.

In a second related issue, LUBA decided that an appeal against the permission to build the western line of houses in Pinehurst to a height of 26 feet was without merit, so that decision by the Board of Commissioners stands.

see Legal, page 2

Association News

Gates and Security

Having researched currently available equipment, and mindful of residents' concerns as expressed in a recent questionnaire, the security committee came up with a two-phase plan to improve the gate systems. The budget allocated significant resources to this project. The plan will be discussed in depth at the annual meeting.

The committee feels the real deficiencies in the present system can be dealt with. Tiger teeth—street-mounted metal spikes that allow vehicular passage in only one direction—will be installed at the north and south exits to prevent the not-uncommon use of an exit gate for entry into Surf Pines. Tailgating can be inhibited, if not eliminated.

Emergency Advice

If you think some criminal activity is going on or if you have a medical emergency, call 911. That is the quickest way to get response, either from the Sheriff's department, fire department, or ambulance service.

If you're not sure you have an emergency but need help, you can call Ken Buckingham between 8 a.m. and 4 p.m. and he will do what he can. Ken goes off duty at 4 p.m., except for his security patrols. So please do not call him at night.

Trail's End Marathon

This year's marathoners ran a somewhat different course in Surf Pines and, perhaps thanks to the driving rain on March 1, they seem to have created much less comment. After entering the north gate, runners turned west on Malarkey and ran along Ocean to Manion, exiting by the south gate. There were fewer runners than in past years and the board received no reports of left litter or of any confrontations with residents.

Roads and Paving Plans

Driving over Surf Pines Road can be a dangerous adventure these days, espe-

cially if you ignore the "SLOW" sign when you approach the culvert. As soon as weather permits, the surface will be widened and repaved. Meantime, however, drivers are warned that the edges are fragile and rain erodes the culvert surface, washing out the gravel no matter how often Ken fills the holes. Target period for repaving work is June. Signs will give warning in advance of the start of work. It may be necessary to reroute traffic through the north gate for a brief period.

Help Wanted!

The year seems hardly to have started, yet over half of the Surf Pines Association operating year is over. The fiscal year ends June 30. At the annual membership meeting, two new board members must be elected. Retiring officers are John Orr, secretary, and Chuck Johnson, president. If you have time and energy to devote to Surf Pines affairs (they take plenty of both), please consider running for a position on the board. Any board member can give you an idea of what is required.

Looking ahead to budgeting for current and future needs, president Chuck Johnson envisions development of a 5-year budget plan, which would enable the association to anticipate large outlays for major projects in time to accumulate funds to meet them. The board will be expanding on this idea and will keep the membership informed.

Community Associations Institute

The board has applied on behalf of the association to join the Community Associations Institute, an organization of private communities such as ours. Knowing how similar groups deal with the challenges we commonly face could be of great help to our board. When there is more to report from the institute, you will be advised.

Policy on Use of SP Property

Properties owned by Surf Pines Association consist of the rights of way used for roads and utilities, the public easements

reserved for pedestrian access to the beach, the park area, and the guard house and grounds at the south gate.

We reminded members in the last issue of *The Breeze* of the extent of the rights of way. The Board has now formulated an official policy on use of association property, to be distributed to all members with the billing to go out early next month.

Please read the policy carefully. Keep it for future reference. If you have any questions about it, ask any board member for clarification.

Another policy statement in the works concerns tree cutting. It will be circulated when the board has approved the final version. Both policies are intended to inform the membership where community rights take precedence over individual wishes and where association authority is limited.

Legal, from page 1

Lucas House Height Hearing

The hearing on the county's suit against James Lucas for exceeding the 26-foot height restriction is now scheduled for April 15 in Circuit Court in Astoria. The Lucases have filed a counter-suit against the county for negligence in failing to notify them before the house was finished that they were in violation.

Charlton/Malarkey Park Plan

The Planning Department has issued a conditional approval for the low-impact park plan submitted by Richard Charlton and George Malarkey on their 10-acre plot on the west side of north Ocean Drive. Conditions that must be met before any action may be taken on the plan include access permission from Surf Pines Association. The board met with a representative of the owners and is awaiting response to the concerns voiced on behalf of Surf Pines.

Eagles Among Us

by Jean Parker

Trees were what first attracted me to Surf Pines. Such a beautiful setting decorated with graceful trees, I knew I had found what I was looking for. I quickly discovered that deer and hawks were frequent visitors to my yard, but as I became more observant, the coyotes and other four-leggeds entered my awareness. Then one morning I was awakened by a strange sound and, sitting up in bed, discovered some 16 elk grazing past my window. When spring came and covered my back yard with wildflowers, and daffodils lined the roads, I knew that I had truly found an enchanted place, expecting every day to see fairies dance around my feet as I walked with my dog along the lanes and trails of this incredible area.

The best, however, was yet to come. My neighbors had erected a large pole near the beach long before I arrived and one winter day, as I gazed out the window, I saw a very large brown bird perched there. I tried to identify the new creature, but even with bird book in hand I was mystified. Not long after that, the bird reappeared, accompanied by two other large birds, whose white heads and tails left no doubt that they were bald eagles. Over the winter, these friends became frequent visitors to the post, sometimes alone, but often to-

gether. I theorized that perhaps junior was setting up new digs on Tillamook Head and mom and dad were helping to find a home and settle in.

I did not see the eagles during the summer, but the following winter, the smaller eagle started reappearing, that is, until some juvenile in his Tonka Truck with 8-foot tires mowed down the neighbor's pole. It was several months before I saw the eagle again, this time sitting on the grasses—not a safe place for any eagle to be hanging out. I knew then that I had to do something, so I started searching for a suitable pole. I finally found one on the beach, dragged it home, and with a little help from my friends, got it up. After several months, I had the thrill of seeing an eagle perched there. This winter the eagle seems quite comfortable with the pole and is often part of my west view.



photo: Diane Comins

I wrote this article in the hopes that some others in Surf Pines will think about putting up a resting place for eagles, particularly near the ocean. I really believe that "if you ask them, they will come." We have a beautiful place to live here and in sharing it with other lives, be they birds, trees or coyotes, we enrich our own lives as well.

A Park Notes

Anyone who wandered by the corner of Ocean and Horizon on a recent fine Saturday may have wondered what a handful of people were doing digging madly into the grass and planting things that were later seen sporting red ribbons. Of course, it was a rare sunny, warm day in late February. Spring fever, perhaps? Not quite. Surf Pines had received a gift of 200 western red cedar seedlings and they needed to get into the ground as quickly as possible. So a willing group of volunteers was assembled and the trees were planted, some on the periphery of the park, others on the Johnsons' "tree farm" plot.

Now that spring is officially here plans for the park are progressing. On April 2 at 4 p.m. a meeting will be held at the Seaside Library where a project to place bat boxes for mosquito control in the trees alongside the pond will be presented by the Seaside High School science teacher and some of his students. Dorothy Flynn from Rainbow Nurseries will bring suggestions for suitable plantings for other areas of the property. We will lay out the next immediate tasks to be undertaken as soon as weather permits and longer range goals will be defined. Anyone who is interested in helping with further development of the park area is welcome to attend the meeting.

Prez, from page 1

templated by the board required direct community approval, the board would basically be immobilized. However, the board is elected and can be unelected. How, then, do we safeguard against any board taking action which is opposed by the majority of members of the community? I don't have a ready answer to that question. Certainly the

membership can petition the board to change something which the board has brought about. However, reversing a board action could have severe financial ramifications. I think we have to rely on the board's applying a measure of common sense to issues which significantly affect the community at large and seeking guidance when

it is felt to be necessary.

The raison d'être for any Board of Directors is to protect, preserve and enhance the corporation. These are and continue to be the guiding principles for this board.

Until next issue. Yours, *Chuck*

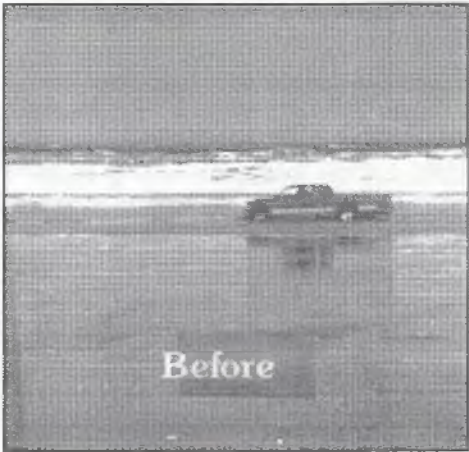
Drama on the Beach

by Terry Andrews

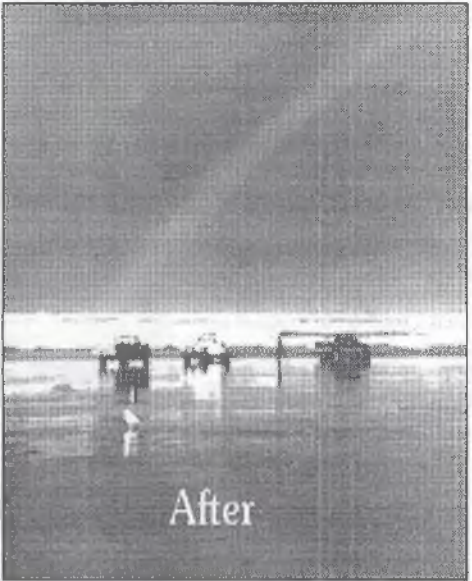
Several Surf Pines residents watched a new red extended cab pickup truck get swamped on the morning of March 11 after a joy ride on the beach. A tow truck struggled to pull the pickup out but got stuck as well. A third truck finally managed to winch the tow truck out. Most of the action unfolded under a dark sky and a vivid double rainbow. (See *After* picture.)

The young woman driver grew hysterical as she watched waves begin to lap above the bumper. Her boyfriend tried unsuccessfully to console her after she retrieved a few possessions and abandoned ship, so to speak. He told bystanders they were

from Oregon City and that it was her boss's truck (ohhhh dear).



When the tide came in, the pickup was completely submerged. Several hours later, as darkness fell, five tow trucks arrived to rescue the wayward vehicle, which sported seaweed on its axle and gleamed from its \$20,000 swim.



photos: Linda Thompson

Surf Pines Association Board of Directors

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the Surf Pines *Breeze*

is a quarterly publication of the Surf Pines Association, 2003 Manion Drive, Warrenton, Oregon 97146.

Members are invited to contribute articles or comments, letters to the editor, or anything fit to print. Don't hesitate - shoot the *Breeze*!

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